

CITY OF MEDINA
Planning Commission Meeting

April 4, 2006
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Bret Jordan called the Planning Commission meeting of April 4, 2006, to order at 7:07 pm.

ROLL CALL

Present: Holly Greenspoon, Bret Jordan, John Maffei,
and Judie O'Brien

Absent: Mark Nelson, Gerry Zyfers

Staff Present: Joseph Gellings, Director of Development Services; Tim
Tobin, Engineering Consultant; and Rachel Baker,
Administrative Assistant

MINUTES

MOTION MAFFEI AND SECOND O'BRIEN TO ACCEPT MARCH 7, 2006 MEETING MINUTES, MOTION PASSED 4-0 AT 7:08 PM.
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AUDIENCE PARTICIPATION

Jordan opened the floor to audience participation for non-agenda items, however no public comment was presented.

PUBLIC HEARINGS

Construction Mitigation Plan (CMP), Level Two, C-1240
7842 Northeast Eighth Street, Medina (7:09 pm)

Tobin said written public comment was received for neighboring CMP located at 827 - 80th Avenue Northeast and indicated the comments would also apply to CMP located at 7842 Northeast Eighth Street due to the proximity of projects to one another and Medina Elementary School. Tobin read staff report which included six recommended conditions, and added a seventh:

Work restrictions and travel restrictions described in section "L" shall also apply during the time periods of 15 minutes before until 15 minutes after scheduled school bus pick up and drop off for Medina Elementary School and Chinook Middle School students.

Tobin answered inquiries from commissioners.

Jordan opened the public hearing at 7:25 pm.

William Miller, 7838 Northeast Eighth Street, Medina (7:25 pm)

Mr. Miller requested the on site arborist be certified or maintain a professional certification and that this recommendation be inserted into conditions.

Resident asked the contractor to be provided with written documentation of arborist's advice to ensure trees would be safeguarded.

*Dave Luaulu, Contractor, Regency West Development Group,
5726 – 136th Place Southeast, Everett, WA 98208 (7:27 pm)*

Mr. Luaulu indicated precautions have been considered to lessen impact to trees and revisions have been submitted to move rockery. He also said a certified arborist has visited the site and would be available during excavation if required.

Jordan closed the public hearing at 7:29 pm.

The commission entered into discussion and the following amendments to the staff report resulted:

- Add language to condition number six: *A certified arborist shall be present and shall advise contractor how to mitigate the adverse impacts to the trees and provide such advice in writing to the city engineering consultant.*
- New section seven: Language requiring temporary opaque construction fencing to be erected along the Northeast Eighth Street property line.
- New section eight: Expand "L" in plan to cover 15 minutes before and 15 after Medina and Chinook busses during current school year; and 40 minutes before morning start time and 15 minutes after morning start time for coming school year, as well as, 15 minutes before the Chinook bus and 15 minutes after the Chinook bus for the coming school year. The afternoon would remain same as 30 minutes before and 15 minutes after as outlined in section L.

<p>MOTION MAFFEI AND SECOND O'BRIEN TO APPROVE CONSTRUCTION MITIGATION PLAN AS PROVIDED BY STAFF WITH AMENDMENTS OUTLINED BY COMMISSION, MOTION PASSED 4-0, 7:46 PM.</p>
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Construction Mitigation Plan (CMP), Level Two, C-1191
827 – 80th Avenue Northeast, Medina (7:46 pm)

Greenspoon disclosed she is an acquaintance to the neighbors north of the proposed project, but the relationship would not affect her ability to make a fair and partial judgment of the plan. The commissioners and project representatives acknowledged her statement and agreed to her participation.

Tobin read the staff report and three conditions outlined in the recommendation. Tobin added a new condition number four; repeating verbiage identical to previous CMP number C-1240, condition number seven.

Jordan opened the public hearing at 7:50 pm.

Kathryn Dicharry, 851 – 80th Avenue Northeast, Medina (7:50 pm)

Ms. Dicharry conveyed she agreed with the recommendations made regarding school times for previous property and expressed concern about an evergreen tree on her property near the fence with branches that extend beyond the fence into yard of the proposed project. She said she would hope many of the lower branches would be spared to protect the tree.

Jordan closed the public hearing at 7:55 pm and discussion followed.

The commission recommended language regarding construction start and stop times applied to C-1240 also be required for C-1191.

MOTION MAFFEI AND SECOND O'BRIEN TO APPROVE CONSTRUCTION MITIGATION PLAN WITH THE FOLLOWING AMENDMENT:

Construction vehicles, including delivery trucks, shall not travel on 80th Avenue NE during the period beginning 40 minutes before school start each morning until 15 minutes after school start (total 45 minutes) and during the period beginning 30 minutes before school end each afternoon until 15 minutes after school end (total 45 minutes) and the time period 15 minutes before until 15 minutes after scheduled school bus pickup and drop off, for Medina Elementary School and Chinook Middle School students.

MOTION PASSED 4-0, AT 8:03 PM.

DISCUSSION

Prior to beginning discussion item, Tobin announced the Medina Elementary School contractor requested a change in morning start time from 7:30 am to 7:00 am for drywall installation. The commission determined the city engineering consultant could notify the contractor that there was support to move start time following a public notice period, indicating if public comment were received a

special public hearing would be scheduled before the planning commission on May 2nd regarding the request.

Construction Mitigation Plan Ordinance Revisions (8:27 pm)

Gellings summarized council's recommendation and discussion followed. Tobin explained the suggestion for three plan levels, and commission and staff discussed enforceability issues.

Jordan requested Gellings provide an outline during the next meeting in order to better evaluate plan triggers and discussion followed regarding plan level triggers.

Further discussion of ordinance revisions was tabled until May 23rd Planning Commission meeting.

ADJOURNMENT

MOTION O'BRIEN AND SECOND MAFFEI TO ADJOURN APRIL 4, 2006 PLANNING COMMISSION MEETING, MOTION PASSED 4-0, 9:52 PM.

The April 4, 2006, Planning Commission meeting adjourned at 9:52 pm.

A special Planning Commission meeting will be held Tuesday, May 2, 2006, at 7:00 pm, if the Bellevue School District decides to move forward with its request to adjust the Medina Elementary School CMP decision. If public comment regarding Bellevue School District's special work request is received, a public hearing will be held on that date.

The next regularly scheduled Planning Commission meeting will be held Tuesday, May 23, 2006, at 7:00 pm.

Minutes taken by:

Rachel Baker
Administrative Assistant